## **MCF GROTON**

# MCF Communications, Inc.

### PROJECT SUMMARY

SITE NAME:

MCF GROTON

SITE ADDRESS:

237 SANDY HOLLOW ROAD GROTON, CT 06355

PROPERTY OWNER:

MYSTIC RIVER AMBULANCE ASSOCIATION PO BOX 64

MYSTIC, CT 06388

APPLICANT:

MCF COMMUNICATIONS, INC. 733 TURNPIKE STREET, SUITE 105 NORTH ANDOVER, MA 01845

CONTACT:

MICHAEL MCFADDEN (978) 687-2536

2C COORDINATES: 41° 22' 09.4"N

71° 58' 56.7"W HORIZONTAL DATUM: NAD 83

GROUND ELEVATION: 122' AMSL

BOOK 518, PAGE 656 DEED REFERENCE:

TAX M-B-L:

261909-06-5371

CURRENT ZONING:

CLOUGH HARBOUR & ASSOCIATES LLP 2139 SILAS DEANE HIGHWAY ENGINEER:

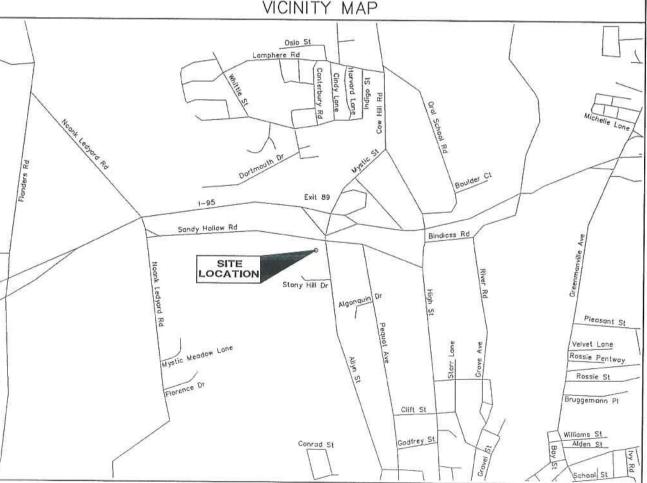
ROCKY HILL, CT 06067

CONTACT

PAUL LUSITANI (860) 257-4557

#### DRIVING DIRECTIONS

-TAKE EXIT 89 TOWARD ALLYN ST./NOANK/GROTON LONG PT.
-TURN LEFT ON MYSTIC ST.
-STAY STRAIGHT TO GO ONTO ALLYN ST.
-TURN RIGHT ON SANDY HOLLOW RD.



## **APRIL 2008**

#### SHEET INDEX REVISION HISTORY SHEET SHEET NO: TITLE NO: DATE T01 TITLE SHEET 04 / 16 / 08 SITE PLAN 0 04 / 16 / 08 C02 PARTIAL SITE PLAN 04 / 16 / 08 0 C03 COMPOUND & TOWER ELEVATION 04 / 16 / 08 C04 SITE DETAILS 04 / 16 / 08 C05 OMNIPOINT EQUIPMENT DETAILS 04 / 16 / 08

DO NOT SCALE

DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING

IMMEDIATELY NOTIFY THE

DISCREPANCIES BEFORE PROCEEDING WITH THE WORK

before you

DEVELOPMENT & MANAGEMENT PLANS - NOT FOR CONSTRUCTION

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14957 - 1004 - 1601

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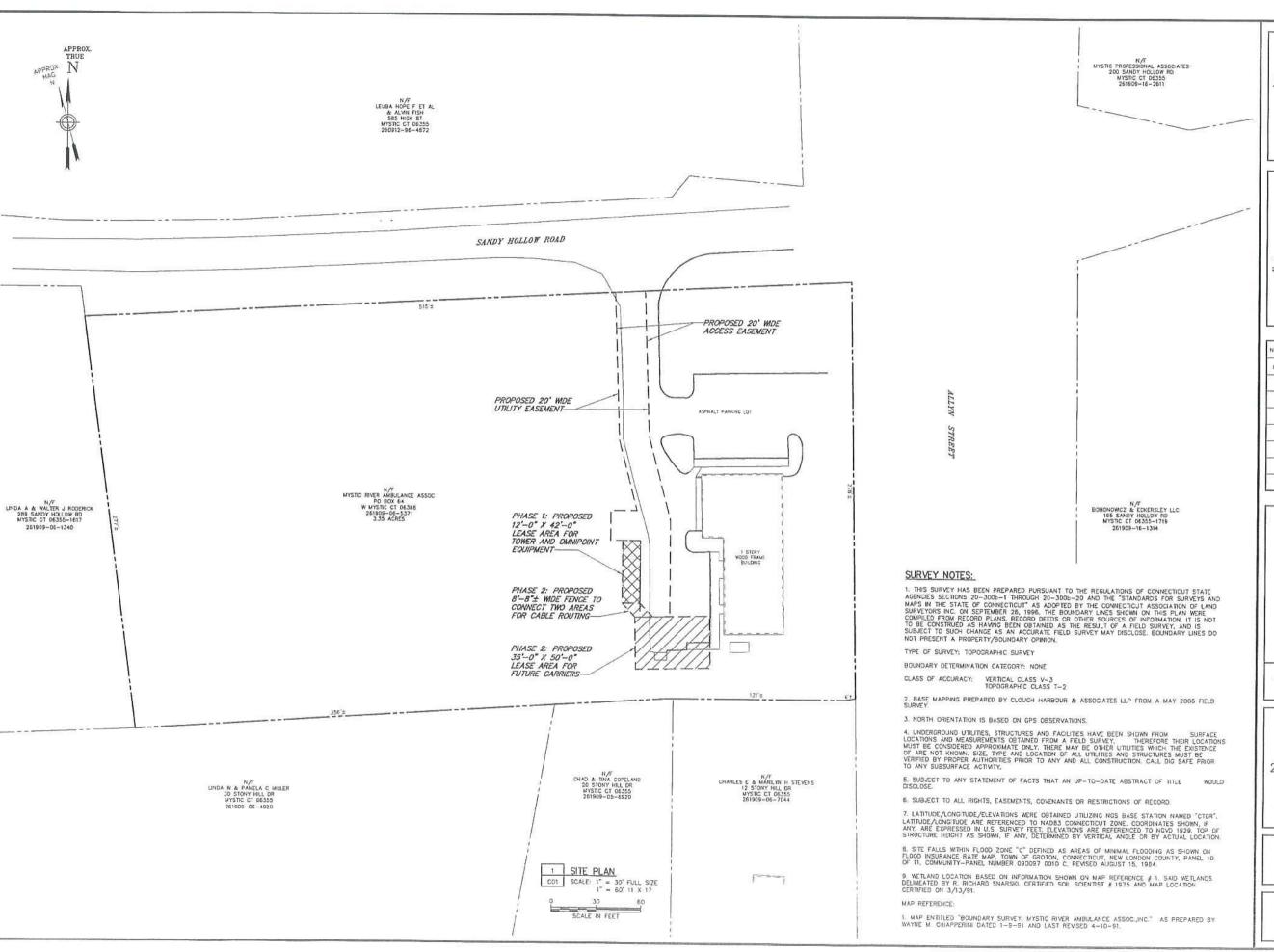
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TITLE SHEET

SHEET NUMBER

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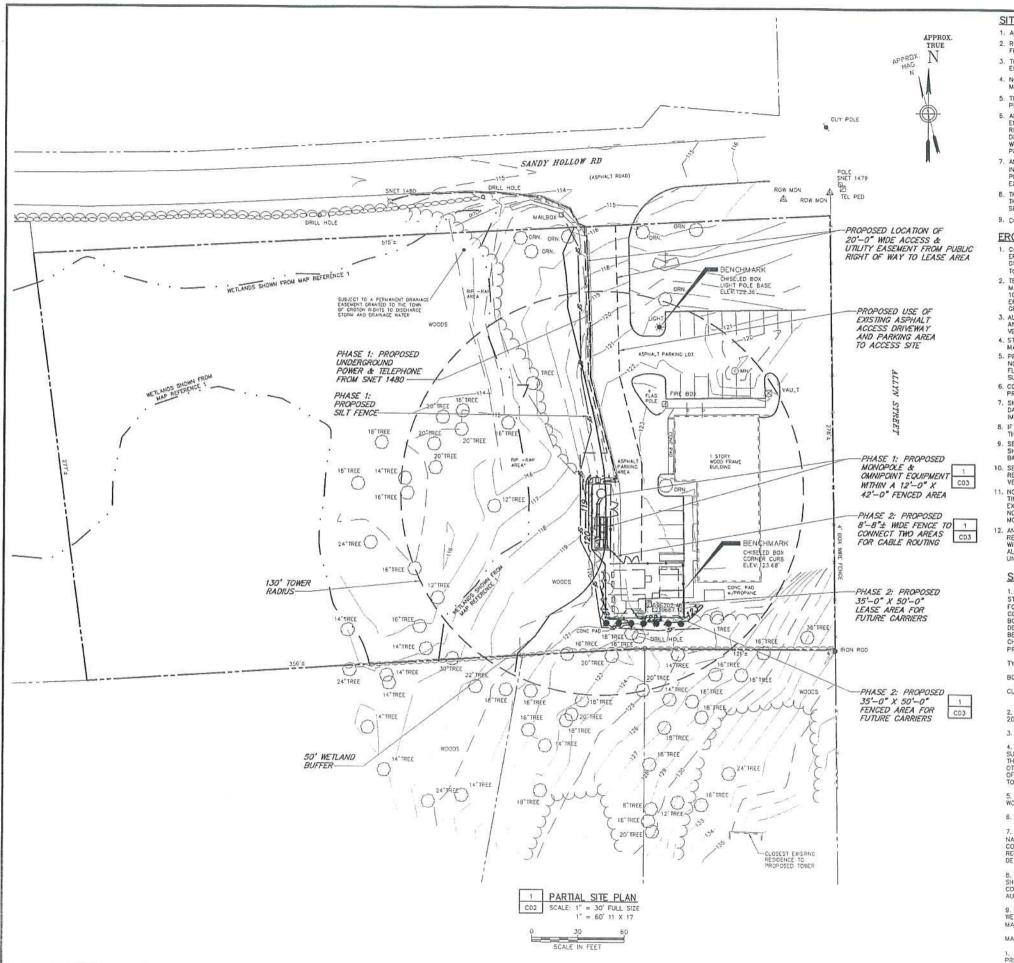
237 SANDY HOLLOW RD
GROTON, CT
06355
NEW LONDON COUNTY

SHEET TITLE

SITE PLAN

SHEET NUMBER

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#### SITE WORK GENERAL NOTES:

- 1. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWING AND AS STIPULATED HEREIN.
- RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
- THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE EQUIPMENT AREA.
- NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
- THE SUBGRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
- 5. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CALITION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROWDE SAFETY TRAINING FOR THE WORKING CREW.
- 7. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF ENGINEERING.
- 5. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE BUILDING OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, FERTILIZED, SEEDED, AND COVERED WITH MULCH.
- 9. CONTRACTOR IS TO SUPPLY COMBINATION LOCKS PER MCE SPECIFICATIONS

#### **EROSION CONTROL NOTES:**

- CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH STATE OF CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL AND COORDINATED WITH THE TOWN/COUNTY CODE ENFORCEMENT OFFICE.
- 2. TEMPORARY SILT FENCE EROSION CONTROL BARRIER SHALL BE MAINTAINED THROUGHOUT SITE CONSTRUCTION. STOCK PILE ON SITE 100 FT. OF SILT FENCE FOR EMERGENCY USE. TEMPORARY PEROSION BARRIERS SHALL REMAIN IN PLACE UNTIL PERMANENT VEGETATIVE GROUND COVER IS ESTABUSHED.
- 3. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF THE EQUIPMENT LEASE AREA AND ACCESS ROADWAY SHALL BE PERMANENTLY ESTABLISHED WITH A VEGSTANTE GROUND COVER.
- STILLING BASIN SHALL BE UTILIZED FOR ANY DE-WATERING DISCHARGE WHICH MAY OCCUR DURING CONSTRUCTION OPERATIONS.
- 5. PROPOSED CONSTRUCTION IMPACTS AND PERMANENT IMPROVEMENTS SHALL NOT SIGNIFICANTLY IMPACT STORM WATER RUNOFF PATTERNS, VOLUME OR PEAK FLOW RATES. THE FLAT GRADE OF THE EQUIPMENT COMPOUND AND STONE SURFACE WILL PROMOTE STORM WATER INFILTRATION.
- CONTRACTOR SHALL INSTALL ALL EROSIDN AND SEDIMENTATION CONTROL MEASURES PRIOR TO ANY GRADING ACTIVITIES IN LOCATIONS SHOWN ON THIS PLAN.
- CASH TO BALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DALLY DURING PROLONGED RAINFALL ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
- IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE—HALF THE HEIGHT OF THE BARRIER.
- 10. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGSTATION.
- 11. NOT GREATER THAN 80,000 SOUARE FEET OF LAND SHALL BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME AND SHALL NOT EXCEED 90 DAYS. LAND SHOULD NOT BE LEFT EXPOSED DURING THE WINTER MONTHS.
- 12. ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH ARE GRASS TO PREVENT EROSION. HAY OR STRAW MULCH SHALL BE APPLIED TO ALL FRESHLY SEEDED AREAS AT A RATE OF 2 TONS PER ACRES. BALES SHALL BE UNSPOILED, AIR—DRIED, AND FREE FROM WEED, SEEDS, AND ANY COARSE MATERIAL.

#### SITE SURVEY:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON SEPTEMBER 26, 1996. THE BOUNDARY LINES SHOWN ON THIS PLAN WERE COMPLED FROM RECORD PLANS, RECORD DEEDS OR OTHER SOURCES OF INFORMATION, IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE. BOUNDARY LINES DO NOT PRESENT A PROPERTY/BOUNDARY OPINION.

TYPE OF SURVEY: TOPOGRAPHIC SURVEY

BOUNDARY DETERMINATION CATEGORY: NONE

TOPOGRAPHIC CLASS T

2. BASE MAPPING PREPARED BY CLOUGH HARBOUR & ASSOCIATES LLP FROM A MAY 2006 FIELD SURVEY.

3. NORTH ORIENTATION IS BASED ON GPS OBSERVATIONS.

4. UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM A FIELD SURVEY, THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN, SIZE, TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION, CALL DIG SAFE PRIOR TO ANY SUBSURFACE ACTIVITY.

5. SUBJECT TO ANY STATEMENT OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.

8. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD

7. LATITUDE/LONGITUDE/ELEVATIONS WERE OBTAINED UTILIZING NGS BASE STATION NAMED "CTGR". LATITUDE/LONGITUDE ARE REFERENCED TO NAD83 CONNECTICUT ZONE. COORDINATES SHOWN, IF ANY, ARE EXPRESSED IN U.S. SURVEY FEET, ELEVATIONS ARE REFERENCED TO NGVO 1929. TOP OF STRUCTURE HEIGHT AS SHOWN, IF ANY, DETERMINED BY VERTICAL ANGLE OR BY ACTUAL LOCATION.

B. SITE FALLS WITHIN FLOOD ZONE "C" DEFINED AS AREAS OF MINIMAL FLOODING AS SHOWN ON FLOOD INSURANCE RATE MAP, TOWN OF GROTON, CONNECTICUT, NEW LONDON COUNTY, PANEL 10 OF 11, COMMUNITY-PANEL NUMBER 090097 0010 C, REWSED AUGUST 15, 1984.

9. WETLAND LOCATION BASED ON INFORMATION SHOWN ON MAP REFERENCE # 1. SAID WETLANDS DELINEATED BY R. RICHARD SNARSKI, CERTIFIED SOIL SCIENTIST # 1975 AND MAP LOCATION CERTIFIED ON 3/13/91.

MAP REFERENCE

1. MAP ENTITLED "BOUNDARY SURVEY, MYSTIC RIVER AMBULANCE ASSOC, INC." AS PREPARED BY WAYNE M. CHIAPPERINI DATED 1-9-91 AND LAST REVISED 4-10-91.

MCF Communications, Inc.

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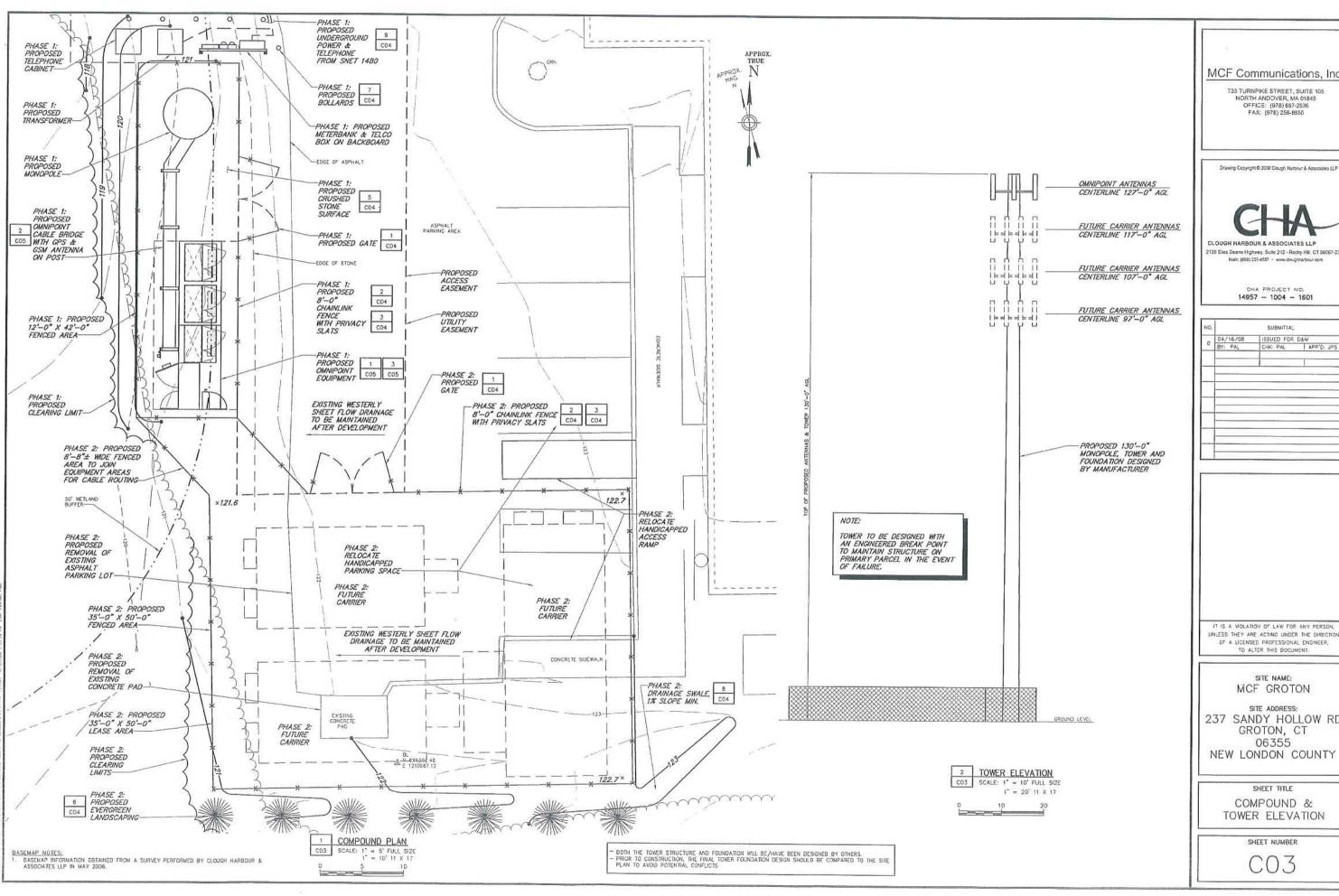
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PARTIAL SITE PLAN

SHEET NUMBER

C02



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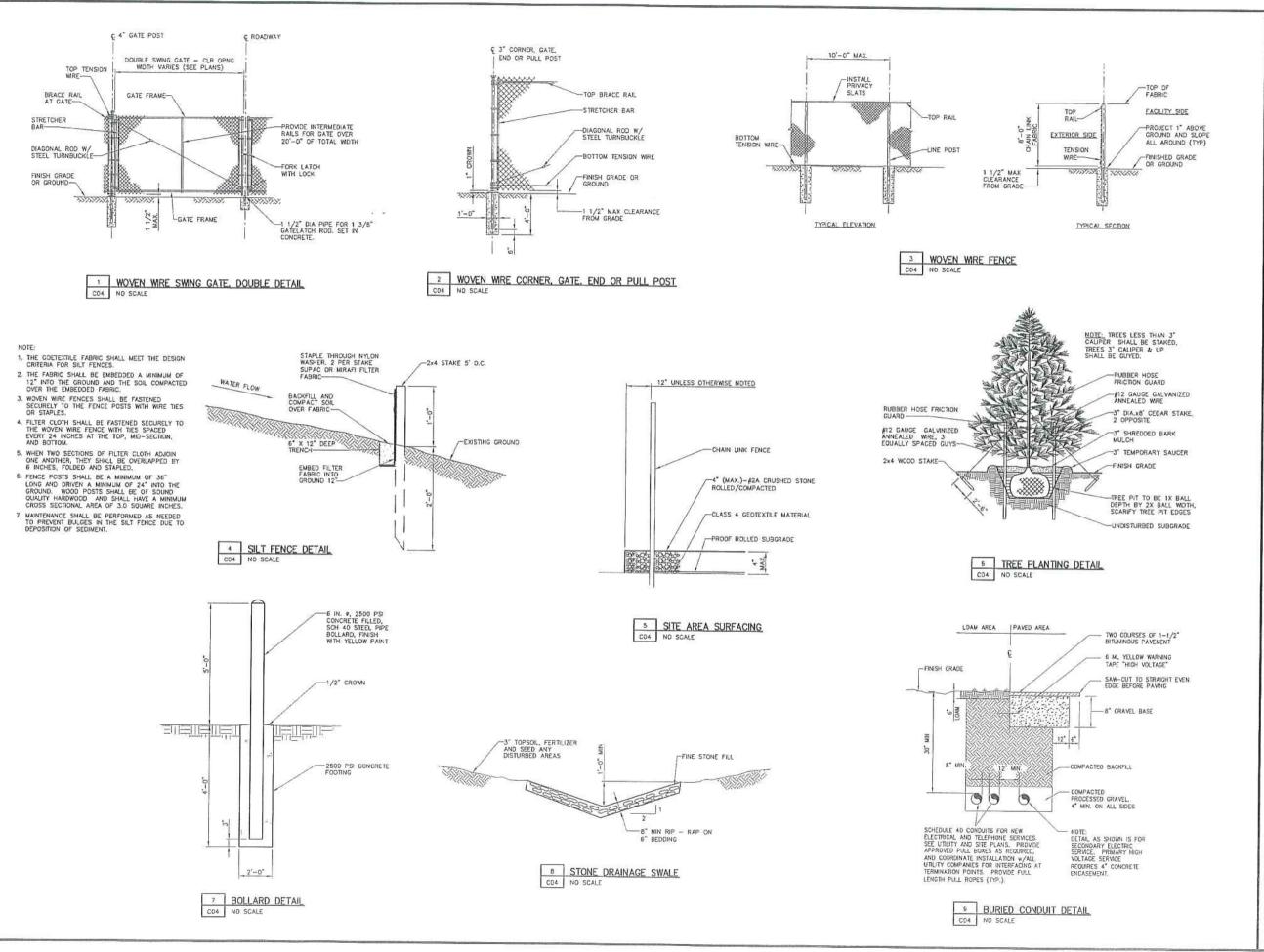
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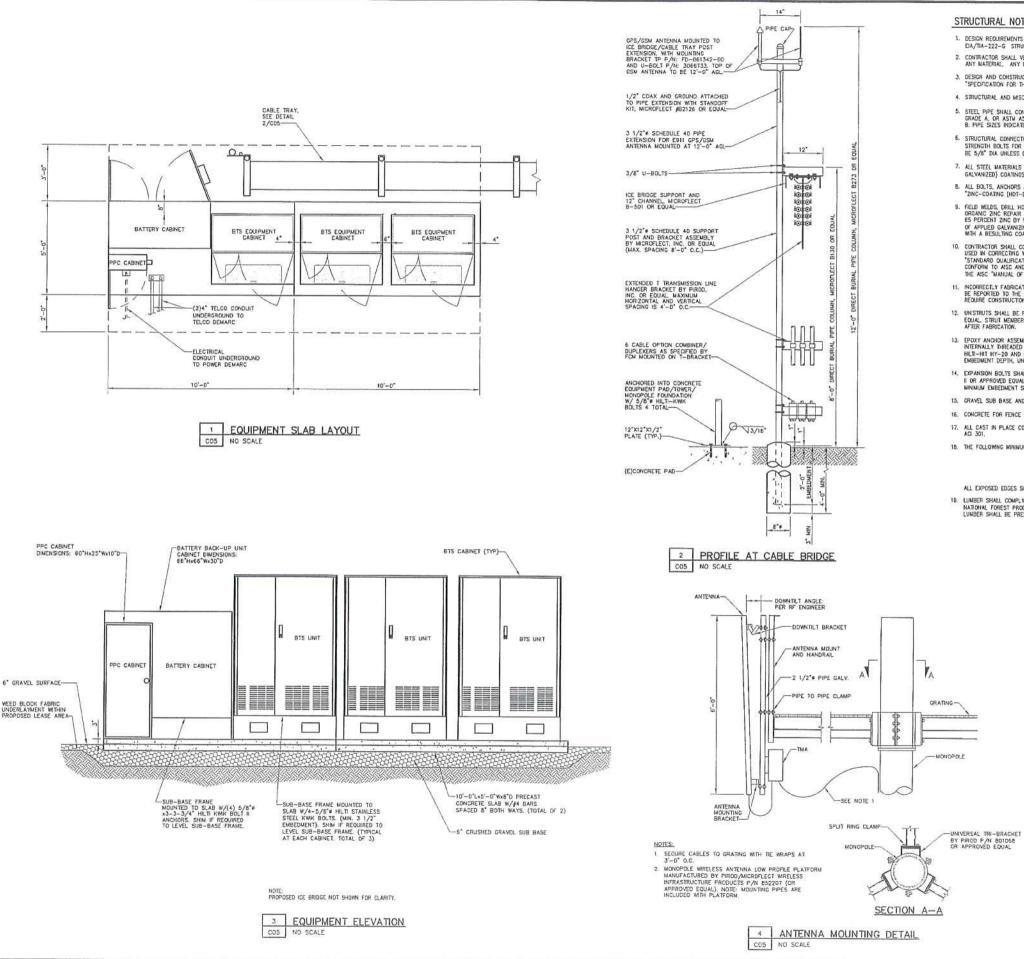
237 SANDY HOLLOW RD
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06355
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SHEET TITLE

SITE DETAILS

SHEET NUMBER

C04



#### STRUCTURAL NOTES:

- 1. DESIGN REQUIREMENTS ARE PER STATE BUILDING CODE AND APPLICABLE SUPPLEMENTS. ANS/ASCE?
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE CONSTRUCTION MANAGER.
- DESIGN AND CONSTRUCTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
- 4. STRUCTURAL AND MISCELLANEOUS STEEL SHALL CONFORM TO ASTM A36 STRUCTURAL STEEL LINLESS OTHERWISE NOTED.
- 5. STEEL PIPE SHALL CONFORM TO ASTM A500 "COLD-FORMED WELDED & SEAMLESS CARBON STEEL STRUCTURAL TUBING", GRADE A, OR ASTM A53 PIPE STEEL BLACK AND HOT-DIPPED ZINC-COATED WELDED AND SEAMLESS TYPE E OR S, GRADE B, PIPE SIZES INDICATED ARE NOWINAL ACTUAL DUTSIDE DIAMETER IS LARGER.
- STRUCTURAL CONNECTION BOLTS SHALL BE HIGH STRENGTH BOLTS (BEARING TYPE)AND CONFORM TO ASTN A325 "HIGH STRENGTH BOLTS FOR STRUCTURAL JOINTS, INCLUDING SUTABLE NUTS AND PLAIN HARDENED WASHERS". ALL BOLTS SHALL BE 5/8" DIA UNILESS OTHERWISE NOTED.
- ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS OTHERWISE NOTED.
- 8. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE CALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC-COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", UNLESS DTHERWISE NOTED.
- 5. FIELD WELDS, DRILL HOLES, SAW CUTS AND ALL DAMAGED GALVANNED SURFACES SHALL BE REPAIRED WITH AN ORGANIC ZINC REPAIR PAINT COMPLYING WITH REQUIREMENTS OF ASTM A780, CALVANETING REPAIR PAINT SHALL HAVE ES PERCENT ZINC BY WEIGHT, ZIRC BY WEIGHT, ZIRC BY WEIGHT, GRAVE ABRIEF REPAIRE BY CROWN OR EQUAL. THOCKIESS OF APPLIED GALVANIZING REPAIR PAINT SHALL BE NOT HOT LESS THAN 4 COATS (ALLOW THE TO DRY BETWEEN COATS) WITH A RESULTING COSTING THOCKIES REQUIRED BY ASTM A123 OR A125 AS APPLIEDED.
- CONTRACTOR SHALL COMPLY WITH AWS CODE FOR PROCEDURES, APPEARANCE AND QUALITY OF WELDS, AND FOR METHODS USED IN CORRECTING WELDING. ALL WELDERS AND WELDING PROCESSES SHALL BE QUALIFIED IN ACCORDANCE WITH AWS "STANDARD OUALIFICATION PROCEDURES". ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND NELDING SHALL CONFORM TO AISC AND DILL WEERE PLIET NELD SESS AND NOT SHEAM, PROVIDE THE MINIMUM SIZE PER TABLE JQ.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION", STH EDITION.
- INCORRECTLY FABRICATED, DAMAGED OR OTHERWISE MISTITING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL
  BE REPORTED TO THE CONSTRUCTION MANAGER PRIOR TO REMEDIAL OR CORRECTIVE ACTION, ANY SUCH ACTION SHALL
  REDIRE CONSTRUCTION MANAGER APPROVAL.
- UNISTRUTS SHALL BE FORMED STEEL CHANNEL STRUT FRAMING AS MANUFACTURED BY UNISTRUT CORP, WAYNE, MI OR
  EQUAL. STRUT MEMBERS SHALL BE 1 5/8\*x1 5/8\*x12CA, UNLESS OTHERWSE NOTED, AND SHALL BE HOT-DIP GALVANIZED
  AFTER FABRICATION.
- 13. EPOXY ANCHOR ASSEMBLY SHALL CONSIST OF 1/2" DIAMETER STAINLESS STEEL ANCHOR ROD WITH NUTS & WASHERS, AN INTERNALLY THEFACED INSERT, A SCREEN TUBE AND A EPOXY ADHESIVE. THE ANCHORING SYSTEM SHALL BE THE HILL-HIT HY-20 AND OR HY-150 SYSYEMS (AS SPECIFIED ON DWG.) OR ENGINEERS APPROVED EQUAL WITH 4-1/4" MIN. EMBEDMENT DEPTH, UNLESS NOTED OTHERMSE.
- 14. EXPLANSION BOLTS SHALL CONFORM TO FEDERAL SPECIFICATION FF-S-325, GROUP II, TYPE 4, CLASS I, HILTI KWIK BOLT II OR APPROVED EQUAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS MINIMUM EMBEDMENT SHALL BE THREE AND ONE HALF (3 1/2) INCHES.
- 15, GRAVEL SUB BASE AND CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL
- 16. CONCRETE FOR FENCE AND ICE BRIDGE SUPPORT SHALL BE 3000 PSI AIR ENTRAINED (4%-6%) NORMAL WEIGHT CONCRETE.
- 17. ALL CAST IN PLACE CONCRETE SHALL BE WIXED AND PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318 AND ACI 301
- 18. THE FOLLOWING MINIMUM CONCRETE COVER OVER REINFORCING STEEL SHALL BE AS FOLLOWS UNLESS NOTED DTHERWISE:

ALL EXPOSED EDGES SHALL BE PROMOED WITH A 3/4"x3/4" CHAMFER UNLESS OTHERWISE NOTED.

19. LUMBER SHALL COMPLY MITH THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND THE NATIONAL FOREST PRODUCTS ASSOCIATION'S NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. ALL LUNBER SHALL BE PRESSURE TREATED AND SHALL BE STRUCTURAL GRADE NO. 2 OR BETTER.

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